017.0	0003	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,300 /	681,300
					USE VALUE:	681,300 /	681,300
					ASSESSED:	681,300 /	681,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MITROPOULOS MARIE A &
Owner 2:	DELVECCHIO PETER A & JOHN a
Owner 3:	
Street 1:	111 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEL VECCHIO CLAIRE T -
Owner 2:	-
Street 1:	111 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1948, having primarily Vinyl Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6104.000	195,100	3,700	482,500	681,300
Total Card	0.140	195,100	3,700	482,500	681,300
Total Parcel	0.140	195,100	3,700	482,500	681,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 569.65 | /Parcel: 569.65

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	12177
GIS Ref	
GIS Ref	
Insp Date	02/14/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 017.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	195,100	3700	6,104.	482,500	681,300		Year end	12/23/2021
2021	101	FV	187,800	3700	6,104.	482,500	674,000		Year End Roll	12/10/2020
2020	101	FV	187,800	3700	6,104.	482,500	674,000	674,000	Year End Roll	12/18/2019
2019	101	FV	169,700	3700	6,104.	512,700	686,100	686,100	Year End Roll	1/3/2019
2018	101	FV	169,700	3700	6,104.	373,900	547,300	547,300	Year End Roll	12/20/2017
2017	101	FV	169,700	3700	6,104.	325,700	499,100	499,100	Year End Roll	1/3/2017
2016	101	FV	169,700	3700	6,104.	277,400	450,800	450,800	Year End	1/4/2016
2015	101	FV	168,900	3800	6,104.	271,400	444,100	444,100	Year End Roll	12/11/2014

!1465!

PRINT

Date	Time
12/29/21	20:01:33

LAST REV

Date	Time
08/26/13	12:40:56
mmcmakin	

USER DEFINED

Prior Id # 1:	12177
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1465

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEL VECCHIO CLA	62005-51		6/12/2013	Convenience	1	No	No		
	12392-529		3/9/1973		11,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2003	907	Re-Roof	5,500	C				
11/1/2002	925	Re-Roof	5,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2009	Meas/Inspect	197	PATRIOT
12/30/1999	Inspected	276	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	243	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6104		Sq. Ft.	Site		0	80.	0.99	1									482,494						482,500	

Total AC/HA:	0.14013	Total SF/SM:	6104	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 482,494	Spl Credit	Total: 482,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	132.300
Other Features:	64300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	265097
Depreciation:	69985
Depreciated Total:	195111

COMMENTS

PDAS OF= SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

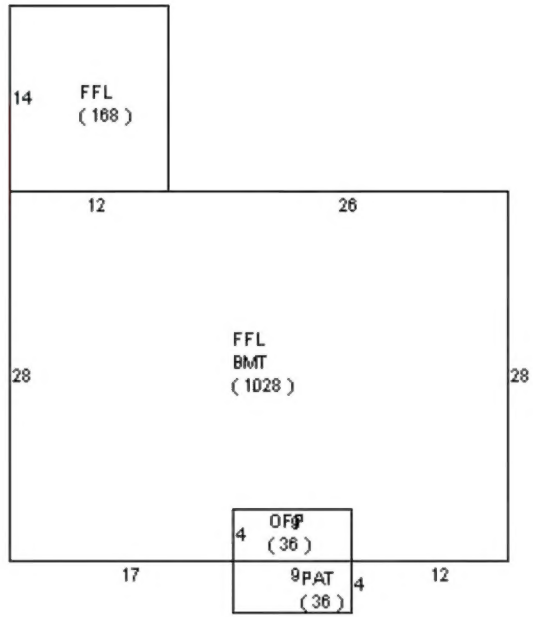
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	132.30
Special Features:	0	Val/Su Net:	84.97
Final Total:	195100	Val/Su SzAd	163.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	132.300	158,231
BMT	Basement	1,028	39.690	40,801
OFP	Open Porch	36	43.120	1,552
PAT	Patio	36	5.880	212

Net Sketched Area:	2,296			Total:	200,796
Size Ad	1196	Gross Area	2296	FinArea	1196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 017.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X18	A	AV	1980	5.72	T	31.2	101			400			400
3	Garage	D	Y	1	10X20	A	AV	1948	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700